



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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*Commissioners*

**Carlos Jackson**  
*Executive Director*

July 18, 2006

Honorable Board of Commissioners  
Community Development Commission of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS OF THE CENTURY  
VILLAGES AT CABRILLO FAMILY EMERGENCY SHELTER IN THE  
CITY OF LONG BEACH (4)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Acting in the role of Responsible Agency for the Villages at Cabrillo Project, certify that the Community Development Commission has independently considered the attached Initial Study/Mitigated Negative Declaration (IS/MND), prepared by the City of Long Beach, as lead agency, and reached its own conclusions regarding the environmental effects of the project and find that the mitigation measures identified in the IS/MND are adequate to avoid or reduce potential environmental impacts to below significant levels.
2. Authorize the Executive Director to draft and execute a Grant Agreement with the Century Villages at Cabrillo, Inc., a California nonprofit corporation, in a total amount of up to \$500,000 in County general funds (CGF) allocated to the Fourth Supervisorial District, to fund construction of new family emergency shelter facilities to accommodate 56 beds for homeless families, to be effective following receipt of CGF from the Chief Administrative Office (CAO), approval of the Grant Agreement as to form by County Counsel, and execution by all parties.



**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The recommended action will authorize the Commission to enter into a Grant Agreement with the Century Villages at Cabrillo, Inc. for the use of CGF for construction of new emergency shelter facilities for homeless families. The new facilities will expand current capacity at the Century Villages at Cabrillo's Emergency Family Shelter.

**FISCAL IMPACT/FINANCING:**

The actions described herein will be funded with a portion of the \$20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005 to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating \$3,600,000 in CGF to each Supervisorial District with a ten percent administrative fee, in the total amount of \$2,000,000, reserved for the Commission.

The proposed Grant Agreement between the Commission and the Century Villages at Cabrillo, Inc. will provide up to a total of \$500,000 in CGF allocated to the Fourth Supervisorial District, for construction costs associated with expanding the emergency shelter to accommodate additional beds for homeless families. The agreement will be effective following receipt of CGF from the CAO, approval as to form by County Counsel, and execution by all parties.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

In order to address the staggering numbers of homeless individuals and families and the corresponding critical shortage of shelter beds in Los Angeles County, on June 20, 2005, the Board of Supervisors approved allocation of \$20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

Century Villages at Cabrillo is a residential community for homeless persons that is supported by a collaboration of organizations dedicated to providing a wide range of services to break the cycle of homelessness, encourage self-sufficiency, and promote achievement for veterans, families, and individuals. Situated on 26 acres of former

Navy housing in the City of Long Beach, Century Villages at Cabrillo is one of the largest residential social programs in the country.

The Grant Agreement between the Commission and the Century Villages at Cabrillo will allocate \$500,000 for expansion of the Cabrillo Family Emergency Shelter facilities, presently located in an older two-story building that does not meet the needs of the families. The family shelter will be relocated to two new buildings that will be constructed to accommodate up to 56 people, 16 more than current capacity. The new buildings will have a total of 14 rooms for homeless families, each equipped with at least four beds, which will allow families to be housed together. The buildings will also contain laundry facilities, kitchens, community rooms and counseling centers. The \$500,000 in CGF will help offset the costs of this new construction, which will total approximately \$2,600,000.

A complete description of the Cabrillo Family Emergency Shelter project is provided in Attachment A.


**ENVIRONMENTAL DOCUMENTATION:**

As a responsible agency, and in accordance with the requirements of State California Environmental Quality Act (CEQA) Guidelines, the Commission reviewed the IS/MND prepared by the City of Long Beach and determined that the project will not have significant adverse impact on the environment. The Commission's consideration of the IS/MND, and filing of the Notice of Determination, satisfies the State CEQA Guidelines as stated in Article 7, Section 15096.

**IMPACT ON CURRENT PROJECTS:**

Approval of this action will allow for an increase in emergency shelter beds available for homeless families in the County and enable the Century Villages at Cabrillo, Inc. to add beds at its Cabrillo Family Emergency Shelter.

Respectfully submitted,

  
for CARLOS JACKSON  
Executive Director

Attachment: 1

## **ATTACHMENT A**

### **PROJECT DESCRIPTION CENTURY VILLAGES AT CABRILLO CABRILLO FAMILY EMERGENCY SHELTER**

This project will expand the Century Villages at Cabrillo through construction of two new buildings in order to move the current Cabrillo Family Emergency Shelter to more suitable facilities and to provide 16 additional beds for homeless families.

Century Villages at Cabrillo is a residential community for homeless persons that is supported by a collaboration of organizations dedicated to providing a wide range of services to break the cycle of homelessness, encourage self-sufficiency, and promote achievement for veterans, families, and individuals. Situated on 26 acres of former Navy housing in the City of Long Beach, Century Villages at Cabrillo is one of the largest residential social programs in the country. By coordinating existing support service agencies and combining them with both emergency and transitional housing, it offers a powerful solution to the homeless crisis in Los Angeles County.

Included in the wide variety of shelter services offered at the site, the Cabrillo Family Emergency Shelter houses a maximum of 40 people in an older two-story building with steep steps that are unsuitable for families with small children. The kitchen in the building is too small, and the common area is also used as a dining room but does not accommodate all of the families at one time, necessitating two shifts for each meal.

The Century Villages at Cabrillo, Inc. will move the family shelter to two new buildings it is constructing. The Grant of \$500,000 will contribute to the costs of construction, which will total approximately \$2,600,000. The new buildings will have 14 rooms, each equipped with at least four beds, which will allow each family to be housed together. One building will have nine rooms for families, laundry facilities, a resident kitchen, a community room and a manager's office. The second building will have five rooms for families, a commercial kitchen, dining hall, covered patio and a counseling center. Both buildings will be one story, allowing all rooms to be accessible to clients with disabilities. Two of the seven bathrooms for clients will be fully accessible. The buildings are designed to complement the surrounding structures on the site and create a secure and safe environment for the resident families.

Construction Funds	\$ 500,000
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<b>Total request</b>	<b>\$ 500,000</b>
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